



Joint Planning Commission
and Historic Preservation
Committee Meeting Minutes
Chesterfield, Virginia 23832
December 18, 2007

PLANNING COMMISSION:

Mr. Daniel A. Gecker, Chairman
Mr. Russell J. Gulley, Vice Chairman
Mr. Jack R. Wilson, III, Chairman
Mr. F. Wayne Bass
Mr. Kirkland A. Turner, Secretary to the Commission,
Planning Director

ABSENT:

Mr. Sherman W. Litton

ALSO PRESENT:

Mr. Glenn E. Larson, Assistant Director, Advance Planning
and Research and Information Section, Planning Department
Mr. Michael E. Tompkins, Assistant Director,
Development Review Section, Planning Department
Ms. Beverly F. Rogers, Assistant Director, Zoning and
Special Projects Section, Planning Department
Mr. Robert V. Clay, Planning and Special Projects Manager,
Zoning and Special Projects Section, Planning Department
Ms. Jane Peterson, Planning and Special Projects Manager,
Zoning and Special Projects Section, Planning Department
Ms. Darla W. Orr, Planning and Special Projects Manager,
Zoning and Special Projects Section, Planning Department
Ms. Teresa C. Davis, Planning and Special Projects Coordinator,
Zoning and Special Projects Section, Planning Department
Mr. Gregory E. Allen, Planning Administrator,
Development Review Section, Planning Department
Mr. Jeffrey H. Lamson, Senior Planner, Development
Review Section, Planning Department
Mr. Joseph E. Feest, Planning Administrator, Development
Review Section, Planning Department
Ms. Amy Somervell, Senior Planner, Development
Review Section, Planning Department

HISTORIC PRESERVATION COMMITTEE:

Mrs. Mary Ellen Howe, Chairperson
Mr. Jim Daniels, Vice-Chairman
Mr. George W. "Skip" Wallace
Mr. Bryan Walker
Mr. J. Carl Morris
Mr. George Emerson

ABSENT:

Mr. John V. Cogbill, III

Mr. Steven F. Haasch, Principal Planner, Advance Planning and
Research Section, Planning Department
Ms. Linda N. Lewis, Administrative Assistant, Administration
Section, Planning Department
Ms. Betsy Johnson, Secretary,
Administrative Section, Planning Department
Ms. Stacy Taffer, Administrative Supervisor,
Administrative Section, Planning Department
Mr. David W. Robinson, Assistant County Attorney,
County Attorney's Office
Ms. Tara McGee, Assistant County Attorney,
County Attorney's Office
Mr. R. John McCracken, Director,
Transportation Department
Mr. Stan B. Newcomb, Principal Engineer,
Transportation Department
Mr. Richard M. McElfish, Director,
Environmental Engineering Department
Mr. Douglas Pritchard, Jr., Engineering Supervisor,
Environmental Engineering Department
Mr. Randolph Phelps, Senior Engineer,
Utilities Department
Lieutenant Frank X. Nause III,
Fire Marshal #4, Fire Department
Dr. Mike Etienne, Communications Specialist,
Planning Department, School Administration

6:00 P. M. PUBLIC MEETING AND HEARING

JOINT PLANNING COMMISSION/HISTORIC PRESERVATION COMMITTEE PUBLIC HEARING.

Mr. Gecker called the Joint Planning Commission and Historic Preservation Committee public hearing to order. He explained the Commission and Preservation Committee were considering two (2) requests for historic landmark designation.

I. INVOCATION.

Mr. Wilson presented the invocation.

II. PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA.

Miss Julianna Gecker led the Pledge of Allegiance to the Flag.

III. REVIEW MEETING PROCEDURES.

Mr. Turner reviewed the meeting procedures relating to the Planning Commission/Historic Preservation Committee's consideration of historic landmark designations.

IV. REQUESTS TO POSTPONE ACTION, EMERGENCY ADDITIONS OR CHANGES IN THE ORDER OF PRESENTATION.

There were no requests to postpone action, emergency additions or changes in the order of presentation.

V. HISTORIC LANDMARK DESIGNATION REQUESTS.



08HP0153: In Matoaca Magisterial District, **JOHN AND KIMBERLY HUGHES** requested historic landmark designation and amendment of the zoning district map for the **GEORGE PERDUE HOUSE**. The Comprehensive Plan suggests the property is appropriate for single family residential use of one to five acres suitable to R-88. This request lies in an Agricultural (A) District on 3.3 acres and is known as 11410 Beach Road. Tax ID 745-654-8256.



Mr. Haasch presented the background information for Case 08HP0153 and staff's recommendation for approval of historic landmark designation, subject to the applicant addressing transportation concerns relative to the alignment of Beach/Spring Run Roads by addressing designation on the structures only.

Mr. John Hughes, one of the applicants, did not accept staff's recommendation, noting he desired that the entire property be designated as an historic landmark.

Mr. Jeff Collins, representing the applicant, addressed concerns relative to various road alignment alternatives; impacts of the designation; and the status of the state and national register nomination and its impacts.

Ms. Howe opened the discussion for public comment.

There was support for approval of the request for historic landmark designation, noting the significance of the state/national register nomination as well as the preservation of special historical/archaeological interest on the property. There was no opposition present.

Ms. Howe closed the public comment. She asked that the record reflect that Mr. John V. Cogbill, III, was absent and not participating in the discussion or vote on the request due to a conflict of interest pursuant to the Virginia Conflict of Interest Act in that his firm represented the applicant in matters other than zoning.

Ms. Howe called for a motion and vote from the Preservation Committee for Case 08HP0153.

On motion of Mr. Daniels, seconded by Mr. Emerson, the Preservation Committee resolved to recommend approval of historic landmark designation for the entire property of Case 08HP0153, John and Kimberly Hughes (George Perdue House – Beach Station), based on the following findings:

- A. The presence of one (1) or more distinguished buildings of high architectural quality and historic interest;
- B. The presence of special historical or archaeological interest relating to local, state or national history; and

- C. Designation of the entire property as proposed would not cause significant adverse effect on future road improvements.

The designated site shall be as follows:

North line of Beach Road approximately 200 feet west of the intersection of Beach Road and Spring Run Road. Tax ID 745-654-8256.

AYES: Ms. Howe and Messrs. Daniels, Morris, Walker, Wallace and Emerson.

ABSENT: Mr. Cogbill.

Mr. Gecker, Chairman, called for a motion and vote from the Planning Commission on Case 08HP0153.

On motion of Mr. Bass, seconded by Mr. Gulley, the Planning Commission resolved to recommend approval of historic landmark designation for the entire property of Case 08HP0153, John and Kimberly Hughes (George Perdue House – Beach Station), based on the following findings:

- A. The presence of one (1) or more distinguished buildings of high architectural quality and historic interest;
- B. The presence of special historical or archaeological interest relating to local, state or national history; and
- C. Designation of the entire property as proposed would not cause significant adverse effect on future road improvements.

The designated site shall be as follows:

North line of Beach Road approximately 200 feet west of the intersection of Beach Road and Spring Run Road. Tax ID 745-654-8256.

AYES: Messrs. Gecker, Gulley, Wilson and Bass.

ABSENT: Mr. Litton.



08HP0154: In Matoaca Magisterial District, **JOHN AND KIMBERLY HUGHES** requested historic landmark designation and amendment of the zoning district map for the **PERDUE-MITCHELL HOUSE**. The Comprehensive Plan suggests the property is appropriate for single family residential use of one to five acres suitable to R-88. This request lies in an Agricultural (A) District on 5.2 acres and is known as 11400 Beach



Mr. Haasch presented the background information for Case 08HP0154 and staff's recommendation for approval of historic landmark designation, subject to the applicant addressing transportation concerns relative to the alignment of Beach/Spring Run Roads by addressing designation on the structures only.

Mr. John Hughes, one of the applicants, did not accept staff's recommendation, noting he desired that the

entire property be designated as an historic landmark.

Ms. Howe opened the discussion for public comment.

There was support for approval of the request for historic landmark designation, noting the significance of the state/national register nomination as well as the preservation of special historical/archaeological interest on the property. There was no opposition present.

Ms. Howe closed the public comment. She asked that the record reflect that Mr. John V. Cogbill, III, was absent and not participating in the discussion or vote on the request due to a conflict of interest pursuant to the Virginia Conflict of Interest Act in that his firm represented the applicant in matters other than zoning.

Ms. Howe called for a motion and vote from the Preservation Committee for Case 08HP0154.

On motion of Mr. Daniels, seconded by Mr. Morris, the Preservation Committee resolved to recommend approval of historic landmark designation for the entire property of Case 08HP0154, John and Kimberly Hughes (Perdue-Mitchell House – Beach Station), based on the following findings:

- A. The presence of one (1) or more distinguished buildings of high architectural quality and historic interest;
- B. The presence of special historical or archaeological interest relating to local, state or national history; and
- C. Designation of the entire property as proposed would not cause significant adverse effect on future road improvements.

The designated site shall be as follows:

The northwest quadrant of the intersection of Spring Run Road and Beach Road. Tax ID 746-654-1071.

AYES: Ms. Howe and Messrs. Daniels, Morris, Walker, Wallace and Emerson.

ABSENT: Mr. Cogbill.

Mr. Gecker, Chairman, called for a motion and vote from the Planning Commission on Case 08HP0154.

On motion of Mr. Bass, seconded by Mr. Gulley, the Planning Commission resolved to recommend approval of historic landmark designation for the entire property of Case 08HP0154, John and Kimberly Hughes (Perdue-Mitchell House – Beach Station), based on the following findings:

- A. The presence of one (1) or more distinguished buildings of high architectural quality and historic interest;
- B. The presence of special historical or archaeological interest relating to local, state or national history; and

- C. Designation of the entire property as proposed would not cause significant adverse effect on future road improvements.

The designated site shall be as follows:

The northwest quadrant of the intersection of Spring Run Road and Beach Road. Tax ID 746-654-1071.

AYES: Messrs. Gecker, Gulley, Wilson and Bass.
ABSENT: Mr. Litton.

ADJOURNMENT.

There being no further business to come before this joint session, it was on motion of Mr. Daniels, seconded by Mr. Emerson, that the meeting adjourned at approximately 6:37 p. m.

AYES: Ms. Howe and Messrs. Daniels, Morris, Walker, Wallace and Emerson.
ABSENT: Mr. Cogbill.

There being no further business to come before this joint session, it was on motion of Mr. Bass, seconded by Mr. Gulley, that the meeting adjourned at approximately 6:37 p. m.

AYES: Messrs. Gecker, Gulley, Wilson and Bass.
ABSENT: Mr. Litton.

During the adjournment of the joint public hearing, the meeting was recessed at approximately 6:37 p. m. to allow preparations to continue the regular meeting to consider zoning and/or code amendment recommendations and the Commission reconvened at approximately 6:42 p. m.

Chairman/Date

Secretary/Date